

Planning \$	NA	Drainage \$	NA
TCP \$	NA	School Impact \$	NA

BLDG PERMIT NO.	83250
FILE #	NA

PLANNING CLEARANCE
(multifamily and non-residential remodels and change of use)
Grand Junction Community Development Department

AC

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 531 SOUTH AVE.
SUBDIVISION NA
FILING NA BLK NA LOT NA
OWNER CITY OF GRAND JCT.
ADDRESS 250 N. 5th St.
TELEPHONE 970 / 244-1516
APPLICANT GEORGE MILLER
ADDRESS (SAME)
TELEPHONE (SAME)

TAX SCHEDULE NO. 2945-143-43-941
CURRENT FAIR MARKET VALUE OF STRUCTURE \$ ~\$500K
ESTIMATED REMODELING COST \$ ~\$1 MILLION
NO. OF DWELLING UNITS: BEFORE NA AFTER _____
CONSTRUCTION
USE OF ALL EXISTING BLDGS VACANT
DESCRIPTION OF WORK & INTENDED USE: _____
DEMOLITION OF STRUCTURE,
REMOVAL TO 1' BELOW GRADE,
MINIMUM.

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE C-2 SPECIAL CONDITIONS: _____
PARKING REQUIREMENT: _____
LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____ CENSUS TRACT 10 TRAFFIC ZONE 44 ANNEX _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions that apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature George M. Miller CITY OF GRAND JUNCTION TRANSPORTATION DIVISION Date 1/2/02
Department Approval Walter K. Anderson Date 1/2/02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting	<u>Doreen L. Kanover</u>		Date <u>1/2/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)